

Second Floor

Total Area: 860 ft<sup>2</sup> ... 79.9 m<sup>2</sup> (Excluding Balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2023

**Tenure: Leasehold – We are advised that there are approximately 107 years remaining on the lease (125 years from 2008). You are advised to have this confirmed by your legal representative at your earliest opportunity.**

**Service Charge: £3097.26 2026 Ground Rent: £389.22 per annum**

**Council Tax Band: D EPC Rating: C**

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
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## 29 Heritage Place, Broadmark Lane, Rustington, BN16 2GY £300,000 Leasehold

Glyn-Jones



it is our pleasure to offer this superb first floor apartment with private WEST FACING BALCONY, forming part of this exclusive Berkeley Homes development found within a few yards of Rustington seafront.

Internally the property is offered for sale in excellent order throughout, with accommodation comprising; two double bedrooms, the master of which benefits from an en-suite shower room and built in wardrobes, a sizeable lounge/dining room with double doors onto a private west facing balcony, a stylish fitted kitchen featuring a range of integrated appliances and a contemporary style bathroom.

Externally, there is an allocated car parking space and communal bike store located within a secure gated compound and well maintained communal gardens which surround the development.

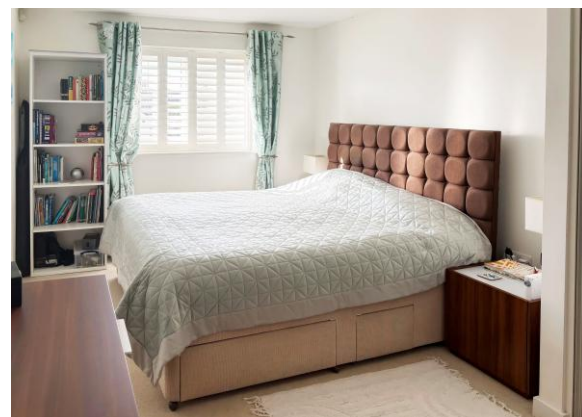
Additional features include gas underfloor heating, double glazing and security entryphone system. The property is also being sold with the added benefit of no ongoing chain


**29 Heritage Place, Broadmark Lane, Rustington, BN16 2GY**  
**£300,000 (Leasehold)**



The position of this development cannot be overstated, being located within 100 metres of Rustington's picturesque seafront and greensward. Rustington's comprehensive village centre can be found within less than a mile, offering a wide range of both specialist and national retailers including Waitrose supermarket.

The village benefits from a number of restaurants and cafés, with extensive amenities all close to hand. A regular coastal bus service stops close by, and Angmering mainline station with a regular service to London Victoria is within approx. 1.5 miles. Rustington is located at the midpoint of the West Sussex coast and between the county town of Chichester (14 miles) and Brighton (21 miles).



 *Located within a few yards from Rustington seafront and greensward*

